



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR BOARD OF DIRECTORS MEETING
WEDNESDAY, SEPTEMBER 23, 2020
4:00 PM**

BOARD MEMBERS PRESENT:

Juan Gonzalez
John George
Amanda Elias
Pamela McClain
Stephanie Washington
Maggie DeSantis
Raymond Scott

BOARD MEMBERS ABSENT:

Donele Wilkins
Sonya Mays

OTHERS PRESENT:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Malinda Jensen (DEGC)
Paul Kako (DEGC)
Jean Belanger (DEGC)
Glen Long (DEGC)
Kenyetta Bridges (DEGC)
Nevan Shokar (DEGC)
Rebecca Navin (DEGC)
Ngozi Nwaesei (Lewis & Munday)
Tim Conder (NorthPoint Development)
Mark LoPatin (LoPatin & Co.)
Bret Stuntz (SME)
Seth Herkowitz (Godfrey)
Matt Kalt (Oxford Capital Group)
Sheila Cockrel (Crossroads Detroit)
Katy Trudeau (City of Detroit)
Jared Belka (Warner Norcross)
Patricia Bosch
Eric Dueweke
Sam Fodale
Joan Risgin
Angela Wilson
David Esparza
Matt Walters
Vince Keenan
Sonja Hill
Jon LoPatin



**MINUTES OF THE DETROIT BROWNFIELD
REDEVELOPMENT AUTHORITY REGULAR MEETING
WEDNESDAY, SEPTEMBER 23, 2020
HELD VIA ZOOM VIRTUAL MEETING**

CALL TO ORDER

Chair Raymond Scott called the meeting to order at 4:00 PM.

Ms. Kanalos took a roll call of the DBRA Board Members present.

GENERAL

Approval of Minutes:

Mr. Scott called for a motion approving the minutes of September 9, 2020 as presented. The Board took the following action:

Ms. DeSantis made a motion approving the minutes of the August 26, 2020 Board meeting, as presented. Ms. McClain seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Mr. George, Ms. Elias, Mr. Gonzalez, Mr. Scott, Ms. McClain, and Ms. Washington

Nays: None.

DBRA Resolution Code 20-09-02-283 was approved.

Treasurer's Report – August 2020

Mr. Long presented the August 2020 Treasurer's Report.

Ms. McClain asked why the Adjustments for Interest Income and Voided Checks are combined as one line item. Mr. Long stated that there aren't any Adjustments for Interest Income and the same template is used for the treasurer's reports for all public authorities and the Adjustments for Interest Income applies to the Downtown Development Authority and that language can be removed from future Treasurer's Reports for the DBRA.

Mr. Scott called for a motion accepting the August 2020 Treasurer's Report as presented. The Board took the following action:

Mr. George made a motion accepting the August 2020 Treasurer's Report, as presented. Mr. Gonzalez seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Mr. George, Ms. Elias, Mr. Gonzalez, Mr. Scott, Ms. McClain, and Ms. Washington

Nays: None.

DBRA Resolution Code 20-09-03-203 was approved.

Ms. DeSantis asked that Public Comment be moved up in the agenda to before Projects.

PUBLIC COMMENT

Mr. Dueweke stated that he has been an active volunteer for several years with various organizations on the east side of Detroit and that he has concerns about the potential impact of increased truck traffic and the potential for 24 hour operations on Conner Street in and out of the development and traveling north on Conner Street and how it could affect pedestrians utilizing the Conner Creek Greenway and stated that he would like the DBRA Board to review the results of the traffic study being conducted by the City before taking action to approve the Plan.

Ms. Wilson stated that she is representing the Eastside Community Network and that she has concerns about the development's potential impact on the Conner Creek Greenway due to potential increased truck traffic in and out of the development onto Conner Street, encouraged the hiring of Detroit residents specifically those in the area surrounding the development for the jobs to be created and stated that she had some concerns about the potential environmental impact of the development.

Mr. Keenan, as a resident of the Corktown neighborhood, stated that it is his understanding that the developer for the Godfrey Hotel has reached an agreement with the Planning and Development Department regarding the parking plan for the project but that the community has not yet learned the details of such agreement.

Ms. Hill stated that she has concerns about the Cadillac Stamping Plant project and the potential for increased truck traffic in and out of the new development, particularly on Conner Street and around schools in the area, and would like the truck traffic to be routed in another direction away from Conner Street.

Ms. Risgin stated that she represents the Optimist Neighborhood Association and she shares the same concerns with the other public comments received regarding truck traffic to and from the new development and its potential impact on the Conner Creek Greenway and stated that she would like the DBRA Board to review the results of the traffic study being conducted by the City before taking action to approve the Plan.

Ms. Bosch stated that she reviewed the Brownfield Plan for the Cadillac Stamping Plant project and that the developer stated in the Plan that they are willing to meet with the community to have discussions regarding the plans for the new development, that she shares the same concerns with the other public comments received regarding truck traffic to and from the new development, and that she would like to know the purchase price for the property.

Mr. Esparza stated that he is a resident of the Corktown neighborhood and that he think the Godfrey Hotel project will be a great success but that he does have concerns regarding the parking plan and potential increase in traffic that could be a result of the new development.

PROJECTS

Former Cadillac Stamping Plant Redevelopment Project at 9501 Conner Street Brownfield Plan

Mr. Vosburg presented the Former Cadillac Stamping Plant Redevelopment Project at 9501 Conner Street Brownfield Plan to the DBRA Board.

Project Introduction

Northpoint Development is the project developer (the "Developer") for the Plan. The 9501 Conner Street parcel is the site of the former Cadillac Stamping Plant that was closed in 1986 and later used by a machine shop. The factory became abandoned in 2015 and a former owner began salvaging metals from the building. The project entails the preparation of the Property for the construction of an approximately 682,000 square foot industrial multi-tenant facility.

The total investment is estimated to be \$47.9 million. The Developer is requesting \$18,425,523.00 in TIF reimbursement however, only current projections estimate approximately \$17,573,740 will be captured and reimbursed to the Developer over the life of the Plan.

There will be approximately 100 temporary construction jobs and 450 FTE jobs.

Property Subject to the Plan

The eligible property (the "Property") consists of 9501 Conner Street and 10600, 10640, 10644 (partial), and 10648 (partial) Gratiot Avenue, and consist of three full parcels and part of two other parcels containing approximately 44.768 acres of land located between Conner Street, Gratiot Avenue, Devine Street and Corbett Avenue.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) was previously utilized for an industrial, commercial or residential purpose; (b) is located within the City of Detroit, a qualified local governmental unit; and (c) was determined to be a "facility" as defined by Act 381. The remaining parcels are adjacent or contiguous to the eligible parcels.

Eligible Activities and Projected Costs

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include department specific activities, demolition, lead and asbestos abatement, site preparation, infrastructure improvements, and the development and preparation of a brownfield plan and work plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

COSTS TO BE REIMBURSED WITH TIF

1. BEA Activities	\$225,000.00
2. Department Specific Activities	\$8,500,000.00
3. Demolition & Abatement	\$5,271,107.00
4. Site Preparation	\$1,000,000.00
5. Infrastructure Improvements	\$1,000,000.00
6. Brownfield Plan & Work Plan Preparation	\$15,000.00
7. Brownfield Plan & Work Plan Implementation	\$15,000.00
8. Contingency (15%)	\$2,399,416.00
Total Reimbursement to Developer	\$18,425,523.00
9. Authority Administrative Costs	\$3,280,938.00
10. State Brownfield Redevelopment Fund	\$1,018,245.00
11. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$22,724,706.00

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives, which will include local and/or state approval of an Industrial Facilities Exemption Abatement (PA 198).

DBRA-CAC Letter of Recommendation

The DBRA-CAC recommended approval of the Plan at the September 9, 2020 CAC meeting. Attached was the DBRA-CAC's letter of recommendation for the DBRA Board's consideration.

Public Comments

The DBRA public hearing for the Plan was held on Monday, September 21, 2020 at 4:00 pm via Zoom. The results of the DBRA public hearing were attached.

Attached for the DBRA Board's review and approval was a resolution approving the Former Cadillac Stamping Brownfield Redevelopment Plan and its submittal to Detroit City Council.

Mr. Conder stated that the Property has been used for manufacturing and industrial uses dating as far back as 1910 and since the Property has been vacant there has been significant dumping and stripping of materials from the building and that the building poses an environmental risk to the community in its current state. Mr. Conder added that the new development is referred to as a spec build because a future tenant has not yet been identified and that the Developer has heard the community's concerns regarding truck traffic, buffering, and the potential environmental impacts of a new manufacturing facility on the surrounding residential area, and in response to those concerns there is a traffic study being conducted but that there will be an increase in truck traffic and such traffic will be routed south and west from the Property utilizing Gratiot Avenue, Devine Street, and Athens Street and the access on Conner Street will be enhanced with lighting signals for pedestrians to alert them of truck traffic entering and exiting the Property and that the Developer will be the landlord of the Property and will be available to the community should there be any concerns and that the future manufacturing operations on the Property will be much lighter in nature compared to the manufacturing performed on the Property throughout its history.

Ms. Washington asked how many community meetings have taken place for the project. Ms. Belanger stated that a community meeting was held on September 1, 2020 and the local public hearing for the Plan was held on Monday, September 21, 2020 and that the Developer plans to hold an additional community meeting in mid-October.

Ms. DeSantis asked if all truck traffic into and out of the Property will be diverted away from Conner Street. Mr. Conder stated that truck traffic will be encouraged to take routes into and out of the Property without using Conner Street but that he cannot guarantee that trucks traveling to and from the Property will not use Conner Street.

Ms. DeSantis asked why the Developer cannot guarantee that no trucks will use Conner Street for the development. Mr. Conder stated that he cannot guarantee that no trucks will use Conner Street for the development but that there can be some implications or consequence for trucks that do use Conner Street for the development after being instructed not to do so. Ms. DeSantis stated that she did not think Mr. Conder's response was sufficient for the community's concerns about truck traffic. Mr. LoPatin stated that the enforcement of truck routes is the responsibility of a police force and not a property owner and that the truck traffic will be in the direction to and from the highways from the Property and that the Developer will do what they can to work with City departments to come up with solutions to protect pedestrians utilizing the Conner Creek Greenway.

Ms. DeSantis stated that the concern is trucks accessing the Property from Conner Street and crossing the Conner Creek Greenway and asked why trucks need to have access to the Property from Conner Street. Mr. Conder stated that the Developer has applied for grant funds to provide improvements to Devine Street and if the Property is limited to two access points and removes the access on Conner Street, it will cause congestion and slow traffic in the areas surrounding the Property.

Mr. Scott asked if the DBRA Board can table the vote on the Plan. Ms. Nwaesei stated that the DBRA Board can table the vote on the Plan and that tabling the vote on the Plan will delay the approval timeline for the Plan.

Ms. Washington asked what a delay in the approval timeline would mean for the Plan. Mr. Vosburg stated that the Plan is scheduled to go to Detroit City Council for consideration in October and to go to the Michigan Strategic Fund (MSF) Board meeting in October as well and if the DBRA Board delays the vote on the Plan until October it will move the MSF review until December which is after the financial closing for the project.

Ms. Washington asked if the DBRA Board tables the vote on the Plan until the next DBRA Board meeting, what does the DBRA Board want to see happen before the DBRA Board takes a vote on the Plan. Mr. Scott stated that he did not want to take the Plan off the table for the DBRA Board and would like to keep the approval process moving forward for the Plan. Ms. DeSantis stated that she would like to see an updated detailed site plan for the project that shows the proposed truck routes away from Conner Street and an updated Plan with the community's concerns included.

Mr. Scott called for a motion regarding the Former Cadillac Stamping Plant Redevelopment Project at 9501 Conner Street Brownfield Plan and its submittal to Detroit City Council, as presented. The Board took the following action:

Ms. DeSantis made a motion to table the Former Cadillac Stamping Plant Redevelopment Project at 9501 Conner Street Brownfield Plan, as presented. Mr. George seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis and Mr. George,

Nays: Ms. Elias, Ms. McClain, Mr. Scott, Mr. Gonzalez, and Ms. Washington

The motion to table the Former Cadillac Stamping Plant Redevelopment Project at 9501 Conner Street Brownfield Plan failed.

Ms. Elias made a motion to approve the Former Cadillac Stamping Plant Redevelopment Project at 9501 Conner Street Brownfield Plan and its referral to the CAC, as presented. Ms. McClain seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. Elias, Ms. McClain, Mr. Gonzalez, Mr. Scott, and Ms. Washington

Nays: Ms. DeSantis and Mr. George

DBRA Resolution Code 20-09-292-02 was approved.

Ms. Washington made a recommendation to the Developer to continue conversations with Ms. DeSantis and the community regarding the concerns raised during the meeting.

Mr. Scott excused himself from the meeting at 5:00 pm. Ms. DeSantis, as Vice-Chairperson, assumed the position of Chairperson for the remainder of the meeting.

Godfrey Hotel Brownfield Plan

Ms. Capler presented the Godfrey Hotel Brownfield Plan to the DBRA Board.

Project Introduction

Godfrey Detroit PropCo, LLC is the project developer (the "Developer") for the Plan. The project entails the construction of a new, 227-room hotel located along Michigan Avenue in Detroit's historic Corktown neighborhood, one mile west of the central business district. The proposed hotel includes a ground-level lobby, bar and restaurant, an approximately 6,000 square-foot ballroom with prefunction space, and a rooftop café and amenity space.

The total investment is estimated to be \$74.1 million. The Developer is requesting \$5,391,811.00 in TIF reimbursement.

There will be approximately 350 temporary construction jobs and 160-200 FTE jobs.

Property Subject to the Plan

The eligible property (the "Property") consists of two (2) parcels located at 1401 and 1411 Michigan Avenue roughly bounded by Michigan Avenue to the north, 8th Street to the east, Leverette Street to the south, and the property line to the west in Detroit's Corktown neighborhood.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was previously utilized for a commercial purpose; (b) it is located within the City of Detroit, a qualified local

governmental unit under Act 381; and (c) the Property is determined to be a “Facility” as defined by Act 381.

Eligible Activities and Projected Costs

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include department specific activities (environmental assessments, due care activities, and other response activities), demolition, lead and asbestos abatement, site preparation, infrastructure improvements, interest, and development, preparation and implementation of a Brownfield Plan and Act 381 Work Plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

COSTS TO BE REIMBURSED WITH TIF

1. BEA Activities	\$19,500.00
2. Due Care Activities	\$30,000.00
3. Additional Response Activities	\$79,592.00
4. Demolition & Abatement	\$113,880.00
5. Site Preparation	\$3,091,452.00
6. Infrastructure Improvements	\$416,006.00
7. Brownfield Plan & Work Plan Preparation	\$30,000.00
8. Brownfield Plan & Work Plan Implementation	\$30,000.00
9. Contingency (15%)	\$559,640.00
10. Interest	\$1,021,741.00
Total Reimbursement to Developer	\$5,391,811.00
11. Authority Administrative Costs	\$1,309,685.00
12. State Brownfield Redevelopment Fund	\$294,687.00
13. Local Brownfield Revolving Fund	\$1,735,043.00
TOTAL Estimated Costs	\$8,731,226.00

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives, which will include local and/or state approval of a Commercial Rehabilitation Abatement (PA 210).

Attached for the DBRA Board’s review and approval was a resolution authorizing the Godfrey Hotel Detroit Brownfield Plan for submittal to the Community Advisory Committee for consideration and comment within 30 days of their receipt of the proposed Plan. In addition, it authorizes the President of the Detroit Economic Growth Corporation or any person designated by him, as a representative of the DBRA, to conduct a public hearing in the area to which the Proposed Plan applies within the next 30 days. This public hearing may be held jointly with any public hearing conducted by the Community Advisory Committee.

Mr. Herkowitz stated that the Developer has developed other Godfrey Hotels in various cities in the U.S., and provided additional information regarding the project including the design of the development to incorporate the design elements currently present in the Corktown neighborhood, the positive economic

impact of the future development, the general contractor for the project is Christman/Norcon, the Developer's plan for the hiring of Detroit residents and contractors for the construction of the development and the hiring of Detroit residents for the permanent jobs once the project is complete, and covered the Developer's community engagement efforts to date which includes their engagement of Sheila Cockrel of Crossroads Consulting and the plans for holding future community meetings regarding the project. Mr. Herkowitz added that in response to the parking issues for the project, the Developer has come to an agreement with the City of Detroit for the short-term and long-term plans for parking for the development which includes surface parking in the short-term and the construction of a parking garage and residential units as a long-term parking solution.

Ms. Kanalos disclosed to the DBRA Board that her husband works for Christman.

Ms. McClain asked how many minority contractors will be used for the construction of the project. Mr. Herkowitz stated that the project is subject to Executive Order 2016-1 and that Christman/Norcon has extensive experience with compliance with the Executive Order.

Ms. DeSantis asked for more information on the capital stack for the project. Mr. Kalt stated that there is currently approximately \$30 million in equity and there will be an approximately \$40 million construction loan.

Ms. DeSantis asked if the Developer has any concerns about opening a new hotel during the COVID pandemic. Mr. Kalt stated that in the short term there are challenges for hotels but in the long term and once the project is completed the Developer believes the demand for hotels in Detroit will be back to pre-COVID levels.

Ms. DeSantis called for a motion to authorize a public hearing for the Godfrey Hotel Brownfield Plan and its referral to the CAC, as presented. The Board took the following action:

Mr. George made a motion to authorize a public hearing for the Godfrey Hotel Brownfield Plan and its referral to the CAC, as presented. Ms. Washington seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Mr. George, Ms. Elias, Mr. Gonzalez, Ms. McClain, and Ms. Washington

Nays: None

DBRA Resolution Code 20-09-293-01 was approved.

Amended and Restated 1475 E. Jefferson Brownfield Plan: Assignment of Reimbursement Agreement

Mr. Vosburg presented the Amended and Restated 1475 E. Jefferson Brownfield Plan: Assignment of Reimbursement Agreement to the DBRA Board.

On April 29, 2020, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution authorizing the transmittal of the Amended and Restated Brownfield Plan for the Jefferson Larned Redevelopment Project at 1475 E, Jefferson (the "Amended Plan") to Detroit City Council ("City Council") with a recommendation for approval. The Amended Plan was approved by the Detroit City Council (the "Council") on May 12, 2020. Jefferson Larned Development Company, LLC is the developer of the Amended Plan.

Since then, the Developer has requested that the DBRA sign-off on the attached Assignment of Reimbursement Agreement ("Assignment"). The Developer would like to allow RDG Rivertown Market, LLC to undertake Brownfield Plan eligible expenses and complete construction of the development.

A copy of the Assignment and a resolution approving the Assignment and its subsequent execution were attached for the DBRA Board's review and approval.

Ms. DeSantis asked who the partners were in the RDG Rivertown Market, LLC. Mr. Vosburg stated that he didn't have the exact list of the partners in front of him, but the majority of the partners are same development team that has previously presented to and been discussed with the Board.

Ms. DeSantis called for a motion to approve the Amended and Restated 1475 E. Jefferson Brownfield Plan: Assignment of Reimbursement Agreement, as presented. The Board took the following action:

Mr. George made a motion to approve the Amended and Restated 1475 E. Jefferson Brownfield Plan: Assignment of Reimbursement Agreement, as presented. Mr. Gonzalez seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Mr. George, Ms. Elias, Mr. Gonzalez, Ms. McClain, and Ms. Washington

Nays: None.

DBRA Resolution Code 20-09-252-09 was approved.

Amended and Restated 1475 E. Jefferson Brownfield Plan: Collateral Assignment of Tax Increment Revenues

Mr. Vosburg presented the Amended and Restated 1475 E. Jefferson Brownfield Plan: Collateral Assignment of Tax Increment Revenues to the DBRA Board.

On April 29, 2020, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution authorizing the transmittal of the Amended and Restated Brownfield Plan for the Jefferson Larned Redevelopment Project at 1475 E, Jefferson (the "Amended Plan") to Detroit City Council ("City Council") with a recommendation for approval. The Amended Plan was approved by the Detroit City Council (the "Council") on May 12, 2020. Jefferson Larned Development Company, LLC is the developer of the Amended Plan.

Since then, the Developer has requested that the DBRA sign-off on the previous Assignment of Tax Increment Revenues to allow RDG Rivertown Market, LLC ("RDG") to incur and construct eligible activities for the project. Subsequently RDG Rivertown Market, LLC would like to assign the TIF capture from the Plan to the Mercantile Bank of Michigan ("Lender") as collateral for a construction loan made to RDG by the Lender.

A copy of the Assignment and a resolution approving the Assignment and its subsequent execution were attached for the DBRA Board's review and approval.

Ms. DeSantis called for a motion to approve the Amended and Restated 1475 E. Jefferson Brownfield Plan: Collateral Assignment of Tax Increment Revenues, as presented. The Board took the following action:

Mr. George made a motion to approve the Amended and Restated 1475 E. Jefferson Brownfield Plan: Collateral Assignment of Tax Increment Revenues, as presented. Ms. McClain seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Mr. George, Ms. Elias, Mr. Gonzalez, Ms. McClain, and Ms. Washington

Nays: None.

DBRA Resolution Code 20-09-252-10 was approved.

ADMINISTRATIVE

None.

OTHER

None.

PUBLIC COMMENT

Ms. DeSantis called for additional public comment. No additional public comment was received.

ADJOURNMENT

Citing no further business, Ms. DeSantis called for a motion to adjourn the meeting.

On a motion by Mr. George, seconded by Mr. Gonzalez the meeting was unanimously adjourned at 5:19 PM.



CODE DBRA 20-09-02-283

APPROVAL OF MINUTES SEPTEMBER 9, 2020

RESOLVED, that the minutes of the regular meeting of September 9, 2020 are hereby approved and all actions taken by the Directors present at such meeting, as set forth in such minutes, are hereby in all respects ratified and approved as actions of the Detroit Brownfield Redevelopment Authority.

September 23, 2020



DBRA 20-09-03-203

ACCEPTANCE OF TREASURER'S REPORT FOR AUGUST 2020

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period August 1 through August 31, 2020, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

September 23, 2020



CODE DBRA 20-09-292-02

**FORMER CADILLAC STAMPING PLANT REDEVELOPMENT PROJECT AT 9501 CONNER STREET
BROWNFIELD REDEVELOPMENT PLAN**

WHEREAS, pursuant to 381 PA 1996, as amended (“Act 381”), the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) has been established by resolution of the City Council of the City of Detroit (the “City Council”) for the purpose of promoting the revitalization of environmentally distressed areas in the City of Detroit; and

WHEREAS, under Act 381 the DBRA is authorized to develop and propose for adoption by City Council a brownfield plan for one or more parcels of eligible property; and

WHEREAS, in accordance with the policies, procedures and bylaws governing the DBRA, the DBRA has submitted a proposed Brownfield Plan for the **Former Cadillac Stamping Redevelopment Project** (the “Plan”) to the Community Advisory Committee for its consideration and comment and has solicited comments by the public by publication of notice stating that the proposed Plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies; and

WHEREAS, the Community Advisory Committee has considered the proposed Plan and approved a resolution recommending the approval of the proposed Plan by the DBRA and the City Council as presented by the DBRA; and

WHEREAS, in accordance with the provisions of Act 381, the Board of Directors of the DBRA has considered the proposed Plan and desires to approve the proposed Plan and to request that City Council call a public hearing to consider and adopt a resolution approving the proposed Plan.

NOW, THEREFORE, BE IT RESOLVED:

1. The Board of Directors of the DBRA has determined that the adoption of the Brownfield Plan for the **Former Cadillac Stamping Redevelopment Project** is in keeping with the purposes of Act 381 and recommends submittal of the Plan to City Council for approval.

2. The Board of Directors of the DBRA approves the Plan substantially in the form attached hereto and on file with the Secretary of the DBRA.

3. Any Authorized Agent of the DBRA is authorized and directed to submit a certified copy of this Resolution and the Plan to the City Clerk, together with a request that the City Council call a public hearing concerning the Plan and to take all other actions required to approve the Plan in accordance with Act 381.

4. That any one of the officers and any one of the Authorized Agents of the DBRA or any two of the Authorized Agents of the DBRA shall hereafter have the authority to negotiate and execute all documents, contracts, or other papers, and take such other actions, necessary or appropriate to implement the provisions and intent of this Resolution on behalf of the DBRA.

5. That all of the acts and transactions of any officer or authorized agent of the DBRA, in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

6. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

September 23, 2020



CODE DBRA 20-09-293-01

GODFREY HOTEL BROWNFIELD REDEVELOPMENT PLAN – TRANSMITTAL OF BROWNFIELD PLAN TO THE COMMUNITY ADVISORY COMMITTEE

WHEREAS, pursuant to 381 PA 1996 (“Act 381”), the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) has been established by resolution of the City Council of the City of Detroit (the “City”) for the purpose of promoting the revitalization of environmentally distressed areas in the City; and

WHEREAS, under Act 381 the DBRA is authorized to develop and propose for adoption by City Council a brownfield plan for one or more parcels of eligible property; and

WHEREAS, under the resolution establishing the DBRA and the bylaws of the DBRA requires the DBRA, prior to the approval of a brownfield plan, submit the proposed brownfield plan to the Community Advisory Committee for consideration and comment and solicit comments by publication of notice that the proposed brownfield plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies.

NOW, THEREFORE, BE IT RESOLVED:

1. The City of Detroit Brownfield Redevelopment Authority acknowledges receipt of the proposed Brownfield Plan for the **Godfrey Hotel Brownfield Redevelopment Plan** (the “Proposed Plan”) and authorizes and directs the Chairperson to cause the Proposed Plan to be transmitted to the Community Advisory Committee for consideration and comment within 30 days of their receipt of the Proposed Plan.

2. The President of the Detroit Economic Growth Corporation or any person designated by him, as a representative of the DBRA, shall conduct a public hearing in the area to which the Proposed Plan applies within the next 30 days. This public hearing may be held jointly with any public hearing conducted by the Community Advisory Committee.

3. The Chairperson is authorized and directed to cause there to be published notice that the Proposed Plan has been submitted to the Community Advisory Committee and of the public hearing to be held pursuant to this resolution.

BE IT FINALLY RESOLVED, that all of the acts and transactions of any Officer or Authorized Agent of the DBRA in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolution except that such acts were taken prior to execution of these resolution, are hereby in all respects confirmed, approved and ratified.

September 23, 2020



CODE DBRA 20-09-252-09

AMENDED AND RESTATED 1475 E. JEFFERSON BROWNFIELD PLAN: ASSIGNMENT OF REIMBURSEMENT AGREEMENT

WHEREAS, on April 29, 2020, the Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution recommending approval by the Detroit City Council of the Amended and Restated Brownfield Plan (the "Plan") for a project captioned Jefferson Larned Redevelopment Project at 1475 E. Jefferson Redevelopment (the "Project"); and

WHEREAS, on May 12, 2020, the Detroit City Council approved the Plan; and

WHEREAS, on May 19, 2020 the Reimbursement Agreement (the "Agreement") was made and entered into by and between Jefferson Larned Development Company, LLC and the DBRA; and

WHEREAS, an Assignment of Reimbursement Agreement (the "Assignment") between Jefferson Larned Development Company, LLC and RDG Rivertown Market, LLC has been drafted and approved as to form by DBRA legal counsel; and

WHEREAS, the Assignment needs to be executed by Jefferson Larned Development Company, LLC and the RDG Rivertown Market, LLC with acknowledgement and approval by DBRA; and

WHEREAS, the DBRA Board of Directors desire to approve the substantial form of the Assignment and authorize its execution and delivery on behalf of the DBRA.

NOW THEREFORE BE IT RESOLVED, by the DBRA Board of Directors as follows:

1. The Assignment, substantially the form attached to this Resolution as Exhibit A, is hereby approved, with such necessary or desirable modifications, additions, deletions or revisions as are approved by DBRA legal counsel and the Officers or Designated Agents of the DBRA executing the Assignment.
2. Any two (2) Officers or Designated Authorized Agents or any one (1) Officer and one (1) Designated Authorized Agent of the DBRA is hereby authorized and directed to execute and deliver the Assignment.
3. All resolutions or parts of resolutions or other proceedings in conflict herewith shall be repealed insofar as such conflict arises.
4. This Resolution shall take effect immediately upon its adoption.

BE IT FINALLY RESOLVED that all of the acts and transactions of any officer or authorized agent of the DBRA, in the name of and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

September 23, 2020



CODE DBRA 20-09-252-10

AMENDED AND RESTATED BROWNFIELD PLAN FOR THE JEFFERSON LARNED REDEVELOPMENT PROJECT AT 1475 E. JEFFERSON: ASSIGNMENT OF TAX INCREMENT REVENUES

WHEREAS, on April 29, 2020, the Detroit Brownfield Redevelopment Authority (the “DBRA”) Board of Directors adopted a resolution recommending approval by the Detroit City Council of the Amended and Restated Brownfield Plan (the “Plan”) for a project captioned Jefferson Larned Redevelopment Project at 1475 E. Jefferson Redevelopment (the “Project”); and

WHEREAS, on May 12, 2020, the Detroit City Council approved the Plan; and

WHEREAS, on May 19, 2020 the Reimbursement Agreement (the “Agreement”) was made and entered into by and between Jefferson Larned Development Company, LLC and the DBRA; and

WHEREAS, an Assignment of Tax Increment Revenues (the “Assignment”) between Jefferson Larned Development Company, LLC and the Mercantile Bank of Michigan has been drafted and approved as to form by DBRA legal counsel; and

WHEREAS, the Assignment needs to be executed by Jefferson Larned Development Company, LLC and the Mercantile Bank of Michigan with acknowledgement and approval by DBRA; and

WHEREAS, the DBRA Board of Directors desire to approve the substantial form of the Assignment and authorize its execution and delivery on behalf of the DBRA.

NOW THEREFORE BE IT RESOLVED, by the DBRA Board of Directors as follows:

1. The Assignment, substantially the form attached to this Resolution as Exhibit A, is hereby approved, with such necessary or desirable modifications, additions, deletions or revisions as are approved by DBRA legal counsel and the Officers or Designated Agents of the DBRA executing the Assignment.
2. Any two (2) Officers or Designated Authorized Agents or any one (1) Officer and one (1) Designated Authorized Agent of the DBRA is hereby authorized and directed to execute and deliver the Assignment.
3. All resolutions or parts of resolutions or other proceedings in conflict herewith shall be repealed insofar as such conflict arises.
4. This Resolution shall take effect immediately upon its adoption.

BE IT FINALLY RESOLVED that all of the acts and transactions of any officer or authorized agent of the DBRA, in the name of and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.
September 23, 2020